

TRANSFER
TAX
PAID

WARRANTY DEED

023317

KNOW ALL MEN BY THESE PRESENTS, that we, Daylean Breingan, f/k/a Daylean Slusasz, and Douglas Breingan, a/k/a Douglas Breigan, of Waterville, County of Kennebec and State of Maine, for consideration paid, GRANT(S) to Leonard Duprey, whose mailing address is 15 Ann Street, Waterville, Maine 04901, with WARRANTY COVENANTS, the land together with the buildings thereon, if any, situated in Waterville, County of Kennebec and State of Maine, described as follows:

43-260

See Schedule A attached hereto and incorporated herein by reference.

WITNESS our hands and seals this 13th day of August 2001.

Signed, Sealed and Delivered
in the presence of:

[Signature]
witness to both

[Signature]
Daylean Breingan

[Signature]
Douglas Breingan

STATE OF MAINE
COUNTY OF KENNEBEC

August 13, 2001

Then personally appeared the above named Daylean Breingan and Douglas Breingan and acknowledged the foregoing instrument to be their free act and deed.

Before me,



[Signature]
Notary Public/Attorney at Law

DAVID R. WHITTIER
My Commission Expires
August 30, 2007

Leonard Duprey
15 Ann St
Waterville, Me 04901

43-260

SCHEDULE A

Two certain lots or parcels of land with the buildings thereon, if any, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Parcel One: Situated on Marston Court, so-called, about one hundred eighty-two (182) feet from Western Avenue, beginning at an iron rod in the ground in the easterly line of Marston Court; thence a line running easterly on the northerly line of Frank Tupper's homestead lot, said line being six and one-half ($6 \frac{1}{2}$) feet from foundation of said Tupper's homestead and running about one hundred fifty (150) feet to an iron rod to land now or formerly of one Morin; thence northerly about twelve (12) feet to an iron rod to land now or formerly of one Walter Staples; thence westerly on the southerly line now or formerly of said staples about seventy-nine (79) feet to an iron rod; thence northwesterly about fifty-two feet to an iron rod in center of big sewer; thence westerly about sixty (60) feet on southerly line of land now or formerly of Burleigh heirs to easterly line of Marston Court about fifty-eight (58) feet to the point of beginning.

Together with a right-of-way in common with others over Marston Court and its extension from the above granted premises to Western Avenue.

Meaning and intending to hereby convey the same premises as conveyed to Daylean Slusasz, n/k/a Daylean Breingan, by Warranty Deed of Marcia J. Loisel dated February 12, 1987 and recorded in the Kennebec County Registry of Deeds, Book 3105, Page 314.

Parcel Two: Beginning at a point at the northeast corner of land now or formerly owned by Daylean Slusasz, said Slusasz's deed is recorded in the Kennebec County Registry of Deeds, Book 3105, Page 314, said point being located south forty-nine degrees ten minutes east ($S 49^{\circ} 10'$ E) and sixty and zero tenths (60.0) feet from a $5/8$ " steel pin set in the easterly line of Marston Court; thence south forty-nine degrees ten minutes east ($S 49^{\circ} 10'$ E) along the northerly line of land now or formerly owned by Harold R. and Janet E. Laws, said Laws deed is recorded in the Kennebec County Registry of Deeds, Book 3771, Page 169, for forty-three and five tenths (43.5) feet to a $5/8$ " steel pin set; thence south forty-two degrees thirty-four minutes west ($S 42^{\circ} 34'$ W) for sixty-two and three tenths (62.3) feet to a point in the southerly line of said Laws; thence north forty-seven degrees twenty-six minutes west ($N 47^{\circ} 26'$ W) along the southerly line of Laws for thirty-seven and seven tenths (37.7) feet to a one inch iron pipe found in the easterly line of said Slusasz; thence north thirty-six degrees one minute east ($N 36^{\circ} 01'$ E) along the easterly line of said Slusasz for fifty and nine tenths (50.9) feet, more or less, to the point of beginning.

Containing two thousand eighty-one and eight tenths (2,081.8) square feet.

Meaning and intending to hereby convey the same premises as conveyed to Daylean Breingan and Douglas Breingan by Quitclaim Deed of Harold R. Laws ad Janet E. Laws dated March 18, 1991 and recorded in the Kennebec County Registry of Deeds, Book 3883, Page 089. Said deed erroneously set forth the spelling of the Grantors' last names as Breigan.

RECEIVED KENNEBEC SS.

2001 AUG 15 AM 9:00

ATTEST: *Lorna Reed Mann*
REGISTER OF DEEDS